060.0	0005	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	952,900 / 952,900
					USE VALUE:	952,900 / 952,900
					ASSESSED:	952,900 / 952,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
124	-126	LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOURIKAS MARIA/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	126 LOWELL STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BOURIKAS MARIA -
Owner 2:	-
Street 1:	126 LOWELL STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .131 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 3567 Square Feet, with 3 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	5700.000	534,100	5,100	413,700	952,900
Total Card	0.131	534,100	5,100	413,700	952,900
Total Parcel	0.131	534,100	5,100	413,700	952,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 267.14 /Parcel: 267.14

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 39933

GIS Ref

GIS Ref

Insp Date 03/05/09

!5265!

PREVIOUS ASSESSMENT

Parcel ID 060.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	534,100	5100	5,700.	413,700	952,900		Year end	12/23/2021
2021	105	FV	510,200	5100	5,700.	413,700	929,000		Year End Roll	12/10/2020
2020	105	FV	510,200	5100	5,700.	413,700	929,000	929,000	Year End Roll	12/18/2019
2019	105	FV	397,400	5100	5,700.	407,800	810,300	810,300	Year End Roll	1/3/2019
2018	105	FV	397,400	5100	5,700.	313,200	715,700	715,700	Year End Roll	12/20/2017
2017	105	FV	373,300	5100	5,700.	295,500	673,900	673,900	Year End Roll	1/3/2017
2016	105	FV	373,300	5100	5,700.	271,900	650,300	650,300	Year End	1/4/2016
2015	105	FV	333,700	5100	5,700.	254,100	592,900	592,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:53:57

LAST REV

Date	Time
01/07/21	10:59:03
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5265

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOURIKAS MARIA,	76530-561	1	12/24/2020	Convenience	1	No	No		
CAMARATO CONSTA	30383-121		7/2/1999	Family	1	No	No		Vassilios K Bourikas dod 2/13/2019
	14679-128		7/1/1982		84,000	No	No		Y

USER DEFINED

Prior Id # 1:	39933
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/8/2015	916	Re-Roof	16,000		7/1/2015			Strip and re-roof.

ACTIVITY INFORMATION

Date	Result	By	Name
10/28/2015	Permit Insp	PC	PHIL C
3/5/2009	Measured	372	PATRIOT
2/12/2000	Inspected	263	PATRIOT
1/13/2000	Mailer Sent		
1/10/2000	Measured	163	PATRIOT
11/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		5700		Sq. Ft.	Site		0	70.	1.04	6									413,699						413,700	

Total AC/HA:	0.13085	Total SF/SM:	5700	Parcel LUC:	105	Three Fam.	Prime NB Desc	ARLINGTON	Total:	413,699	Spl Credit		Total:	413,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.05045772
Const Adj.:	0.99980003
Adj $ / SQ:	189.045
Other Features:	144500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	774047
Depreciation:	239954
Depreciated Total:	534092

COMMENTS

APT BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	6	3	
1	2	1	
Totals			
3	14	6	

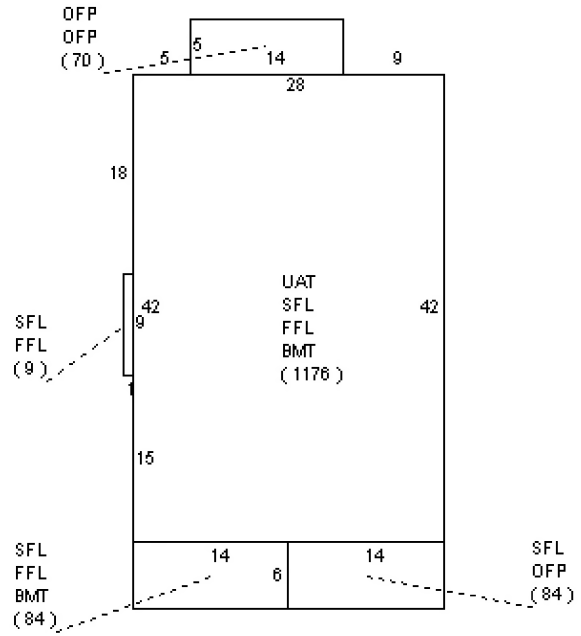
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	189.04
Special Features:	0	Val/Su Net:	121.39
Final Total:	534100	Val/Su SzAd	203.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,353	189.040	255,777
FFL	First Floor	1,269	189.040	239,898
BMT	Basement	1,260	84.360	106,295
UAT	Upper Attic	294	75.620	22,232
OFP	Open Porch	224	23.860	5,345

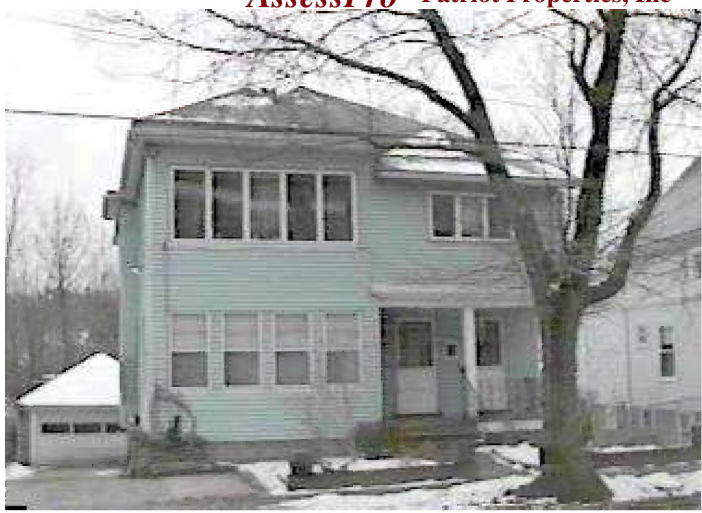
Net Sketched Area:	4,400			Total:	629,547
Size Ad	2622	Gross Area	5282	FinArea	3567

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 060.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1924	21.25	T	40	105			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100